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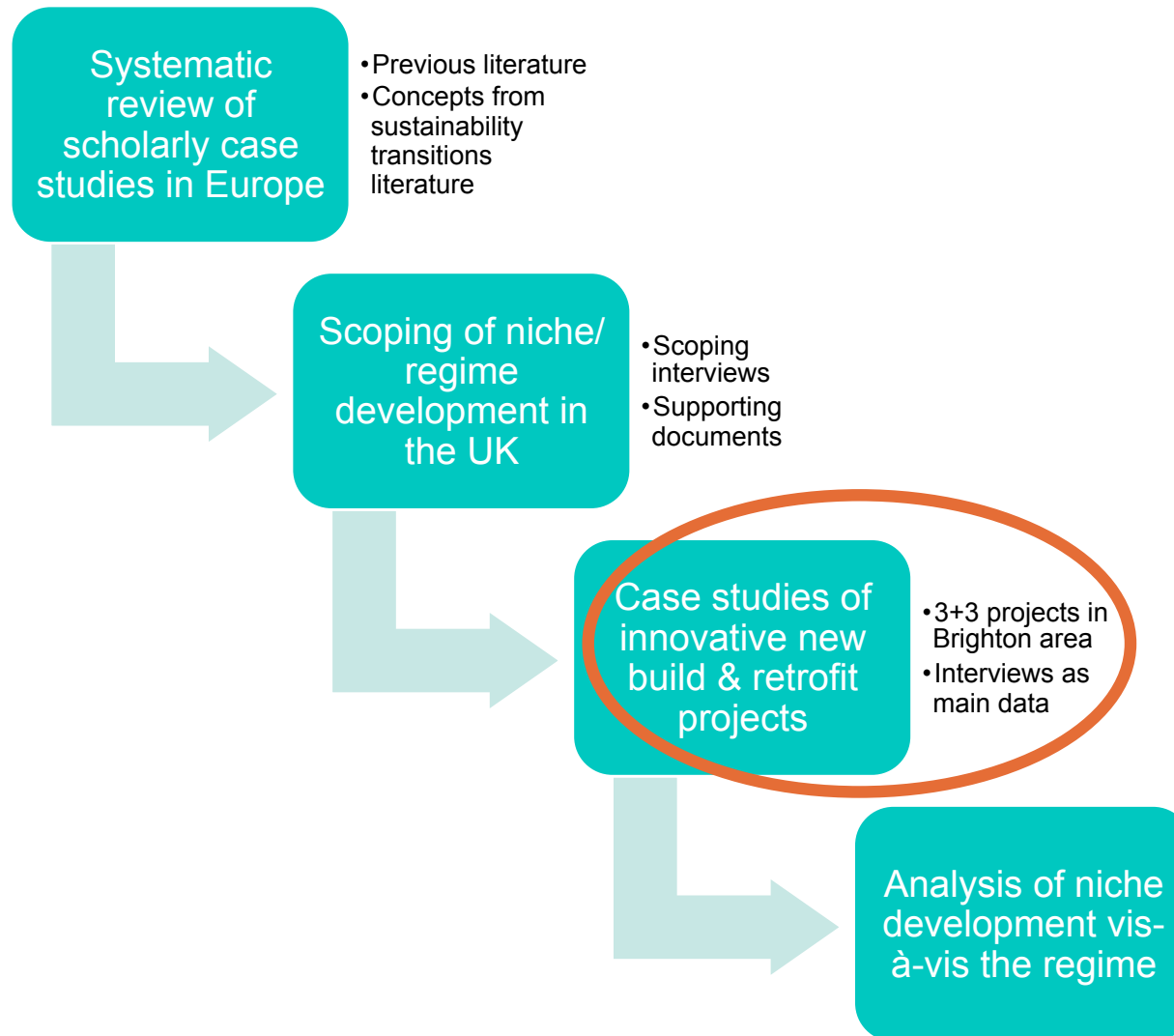
# Intermediation in a low energy building project: A case of One Brighton housing development

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# Low energy housing innovation and the role of intermediaries – project (2015-2017)



# Introduction

- Developments towards passive house standards, zero carbon buildings and whole house energy retrofits provide a vibrant space for experimentation
- Key question is how we can replicate these experiments in other localities and into commercial applications?
- Explored here through one case:  
One Brighton

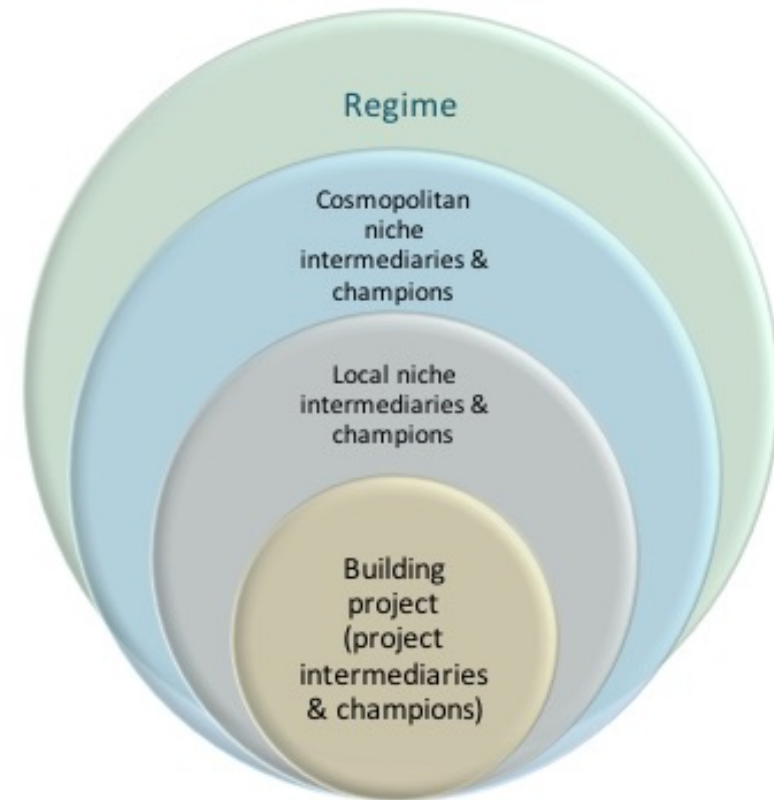


# Focus on intermediaries in building projects

Innovation intermediary “acts as an agent or broker in any aspect of the innovation process between two or more parties.

Such intermediary activities include:

- helping to provide information about potential collaborators;
- brokering a transaction between two or more parties;
- acting as a mediator, or go-between, bodies or organizations that are already collaborating;
- and helping find advice, funding and support for the innovation outcomes of such collaborations” (Howells, 2006)



Source: Martiskainen & Kivimaa, 2017

# Potential low energy intermediaries

## Level of building projects / local niche

- Local authority departments or individuals (energy manager, planners)
- Independent community energy initiatives
- Independent foundations
- Social housing providers
- Architects

## In between niche and regime

- Local authority departments or individuals
- Independent foundations
- Social housing providers
- Energy service companies

## Regime level

- Organisations affiliated with the government (e.g. the Energy Saving Trust, Innovate UK) or independent (inter-)national organisations/platforms (e.g. National Energy Action, Association for the Conservation of energy)



# Brighton as context

- Green milieu
- Supportive local authority
- Network of like-minded people
- Eco Open Houses



*Greetings from Brighton!*



# New build: One Brighton

- Development by Bioregional, Crest Nicholson and Quantain
- Built in central Brighton 2007-2010
- 172 flats, of which 54 affordable homes
- Based on learning from BedZED
- 'One Planet Living' principles



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## One Brighton history

### **The beginning: community drive towards creating a sustainable development (1995-2003)**

- 1998: New master plan for New England Quarter
- 1999: Bioregional invited to propose green alternatives
- 2003: New master plan approved

### **Planning: Creating a team and engaging with key stakeholders (2005-2007)**

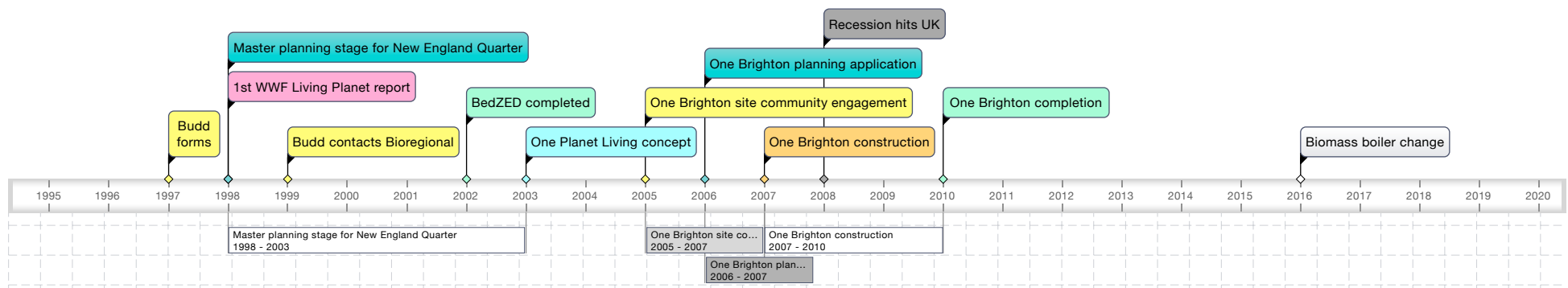
- 2005: Bioregional and Crest Nicholson come on board
- 2005: Two-year community engagement begins
- 2006: Applying for planning permission

### **Construction (2007-2010)**

- Sustainable energy from renewables and high energy efficiency

### **Post-construction: The experience of low carbon living**

- Post-occupancy evaluation
- 2016: New biomass boiler installed





Project phase	Actor/ organisation	Intermediating
<b>Beginning (1995-2003)</b>	Brighton Urban Development and Design (BUDD)	<p>Intermediating between traditional and sustainable planning; city council and local community</p> <p>E.g. Challenging the master plan of the City Council and ensuring local community views taken on board</p>
<b>Planning (2005-2007)</b>	Sustainability consultant	<p>Connecting actors (city council, area developer, Ethical Property building management company &amp; Bioregional)</p> <p>Intermediating between planning process and local community</p> <p>E.g. Bringing in Bioregional as a developer</p>
	Bioregional, developer	<p>Securing funding and key partners (Crest Nicholson)</p> <p>Connecting One Planet Living vision to planning</p> <p>Transferring learning from BedZed</p> <p>E.g. Adapting practical learning from BedZED on technology and lifestyle approach</p>

Project phase	Actor/ organisation	Intermediating
<b>Construction (2007-2010)</b>	Bioregional & Sustainability Integrator	<p>Intermediating between construction partners, local community, and city council</p> <p>SI intermediating between Bioregional sustainability vision and construction partners</p> <p>E.g. Over 1,300 staff in design, development and construction went through 'induction to change'</p>
	Sustainability consultant	<p>Mediating between project and construction industry and Department of Energy and Climate Change</p> <ul style="list-style-type: none"> <li>E.g. Helping to establish One Planet café and promoting that to industry</li> </ul>
<b>Post-construction</b>	Bioregional, developer	<p>Aggregating and transferring project learning</p> <ul style="list-style-type: none"> <li>E.g. Showcasing One Brighton through visits, events and research</li> </ul>
<b>Embedding / upscaling</b>	Brighton & Hove City Council, local authority	Showcasing Brighton as a sustainable construction hub

# Conclusions

- Replication of systemic innovation (experiment) in low energy buildings need to be adapted to:
  - Local context specific factors
  - Changing market and policy conditions
  - Group of actors involved in the process
- One actor (Bioregional) can have multiple roles – but a rare quality
  - Niche intermediary – broader change agenda, transferring concepts and learning between experiments and practices, networking
  - Project intermediary – partnership creation, sourcing & securing finance, liaising with council and community, creating a sustainability vision for the project
- An ecology of intermediaries important – sustainability consultant, Bioregional, sustainability integrator, local community group, city council planners
  - Bioregional & Crest Nicholson addressed broader market challenges
  - While locally placed intermediaries adapted the project to the local context, created a supportive local network of actors, and implemented the project